

Quincy Conservation Commission Meeting

AGENDA

APRIL 3, 2013

The regular meeting of the Quincy Conservation Commission will be held on Wednesday, April 3, 2013 at 7:30 PM in Conference Room of Quincy Park Department, One Merrymount Parkway, Quincy, MA. 02169 The public is invited to attend.

1. Call to Order-Acting Chairman.
2. Motion for addition, correction, and/or acceptance of Minutes of March 6, 2013
3. Public Meetings and Hearings:

Continued Case---122 Russell Park

Notice of Intent filed by: **City of Quincy**. Applicant proposes the installation of an equalization pipe to allow for the flow of storm water accumulation between a marsh watershed and marsh.

LAND SUBJECT TO COASTAL STORM FLOWAGE. BORDERING VEGETATED WETLAND - **Granted**

CONTINUED TO 01MAY13 - Boardwalk Residences @ Marina Bay---Off Victory Road

Notice of Intent filed by: **Gregg Kenney**: The applicant proposes to construct a 6-story 396,332 gross square footage, mixed-use structure with 236 residential units and 14,890 gross square footage of retail space.

COASTAL BANKS, LAND SUBJECT TO COASTAL STORM FLOWAGE

Continued Case---440 East Squantum Street

Request for Determination of Applicability filed by: **Paul Hines, City of Quincy**

Proposes the filling of settled land that evolved into patches of locally-jurisdictional isolated freshwater wetland at Kennedy Senior Center. The proposed filling will allow the site to be improved as a public open space. The adjacent access road will also be improved and regraded.

BORDERING VEGETATED WETLANDS, WETLANDS RESOURCE AREA, COASTAL SALT MARSH, LAND SUBJECT TO COASTAL STORM FLOWAGE – **Negative Determination**

318 Sea Street

Request for Determination of Applicability filed by: **Eamonn Rush**. Applicant wishes to demolish existing enclosed rear porch and erect a new 17ft x 24ft addition for a new master suite.

BORDERING LAND SUBJECT TO FLOODING – **Negative Determination**

597 Sea Street

Notice of Intent filed by: **Michael Gehan**. Applicant wishes to raze existing residential structure, remove unsuitable material and replace with stone. Construct new residential structure with associated paving for driveway.

FLOOD ZONE, LAND SUBJECT TO COASTAL STORM FLOWAGE. – **Negative Determination**

Furnace Brook Open Channel Maintenance Project

Request for Determination of Applicability filed by: **City of Quincy**. Work includes channel maintenance activities limited to hand removal of debris in the channel and vegetation growing through walls/embankments. Three areas of Furnace Brook: 1) between Hudson Street and Miles Drive; 2) between Cross Street and Quarry Street and 3) between Bunker Hill Lane and Larry Street.

RIVERFRONT AREA, BANK, LAND UNDER WATER, BORDERING LAND SUBJECT TO FLOODING – **Negative Determination**

20 Schooner Lane

Notice of Intent filed by: **Robert & Karen Kennedy**. Applicant wishes to replace 8' x 10' unattached patio deck with new 16' x 10' unattached patio deck. The deck will sit on gravel.

100' BUFFER ZONE OF SALT MARSH - **Granted**

Plans and Specifications are on file at the Inspectional Service Department located at 55 Sea Street, Quincy, MA 02169 and may be reviewed during regular business hours.

Any items discussed but not listed on the agenda are items not reasonably anticipated as a topic by the chair 48 hours in advance of the meeting.

Minutes for Conservation Commission April 3, 2013 Meeting

1. Call to Order –Acting Chairman, Bill Keener
2. Also present: Jeff Graeber, Maureen Glynn, Tom Carroll, John T. Brennon, Jim Iorio and Steven Striffler.
3. Motion for addition/correction, and/or acceptance of Minutes of March 6, 2103
Accepted Jeff Graeber , and seconded by Steven Striffler. Minutes for Con Com April 3, 2013 Meeting

Boardwalk Residences @ Marina Bay – off Victory Road Continued May 1, 2013 meeting.

122 Russell Park contd. From January 3, 2013 & March 6, 2013 meetings; filed by City of Quincy. Rep. by: City Atty. Jim Timmins. The installation of an equalization pipe to allow for the flow of storm water accumulation between a marsh watershed and marsh. Jim Timmins rep by: Third time if front of Commission. Previously cal submitted by Woodward Curran--City Consulting Engineer. When sought Faxon Track permit Dr. Iorio thought, in response to some discussion---although nothing to do with project or part of submittal---that putting in an equalization pipe would be productive to relieve flooding on North side. After a long appeal process, what happened is that it became part of the O.O.C.. We took it out of the Track Project but Mr. Shea and DPW stayed with it. DPW installed the pipe when they were doing some drainage work on Southerly Artery. We took it out of track project. Analysis done by Mr. Shea. There was a grievance submittal by some opponents that their engineer measured the pipe and got 10.49 v 10.50--- off by one hundred of a foot. The purpose of the pipe is to address extreme conditions in area north of Russell Park. The way it's elevated and the analysis done by Mr. Shea Issue an order of conditions. Cleared by DEP. No comments back from DEP. Mr. Keener unable to vote not at first meeting. Chris Chetwynd

,333 Southern Artery addressed the commission ---not against a equalization pipe but concerned that it is done right. Hydrologic -- study looking for. Also stated that the DEP found the city non compliant on this pipe---60 days to provide hydrologic study. Read in a letter from DEP. Mr. Keener said we are not acting on 2009 O.O.C. but on N.O.I. that was requested in 2012. Bill Keener said this is a Notice of Intent. The issue is not the Certificate of compliance. Comments made about how effective the equalization pipe is. Mr. Timmins: We are not looking to drain it on a regular basis. That area should have water in it regularly. Commission asked what was there before--Timmins nothing that they could find. DEP advised not to file under Faxon field NOI but issue a separate on NOI--- too big. Commission stated later on we will have to see if it in compliance. John Brennon made a comment that pipe was in effective. What he wants to know who looked at it to see what the angle of the pipe is. Faxon park has a drainage system to keep it dry--Iorio. Mr. Chetwynd said the DEP did not pull it out. The city removed the eq. pipe. Timmins said under Wetlands Protection Act. Mr. Iorio acted under the local authority Wetlands Protection Act. In order to get appeal done. Local is under the superior court-----there was no superior court appeal. The city removed it. To get the track done we had to make decisions. The DEP wanted a permit when they saw the pipe was in---on site trip. There will be a time period to see if it is working---if not in compliance. This isn't the night that a permit is going to be issued. It falls under the Wetlands Protection Act. If not in compliance the city can rip in out or say it is okay. Mr. Chetwynd asked since still a condition of track will there be two as-builts, one for track and one for equalization pipe. As- built for equalization pipe only. Keener: assuming they will use the same as-built for both---when we schedule inspection. Paul Kelsch 53 Edgemere Road made comment. Water on Faxon Field side is above the closed flap. This is not going to do what it was intended to do. Faxon field has drainage ---- Iorio. Graeber/iorio/keener/stripler had comment. Comment about safety of pools---no fence on them. Bill Samsill 10 Edgewood Circle. The point of fact the city put the cart before the horse---no detail. During the process the equl. pipe connects two water sheds. Rehashing of old data---using high school calcs. Questions? Motion? Jim Iorio and seconded by Maureen Glynn. John Brennon opposed/Bill Keener abstained. GRANTED

440 East Squantum St. RDA filed by: Paul Hines, City of Quincy. Rep. by Cheri Ruane/ Sampson & Sampson and Steve Ivas. Proposes filling of settled land that evolved into patches of locally-jurisdictional isolated freshwater wetland at Kennedy Senior Center. The proposed filing will allow the site to be improved as a public open space. The adjacent access road also be improved and regarded. Cheri Ruane/Sampson and Sampson gave a chart display. Over time road has compressed and settled. Intention is to improve the site. Fill behind the site to restore. The average fill 18" to finished flood elevation. Also bring road up. Raising road 2 ft at it greatest. Mr. Ivas pointed out the resource areas: Very healthy phragmites; salt marsh fringed by wetlands. How much of the salt marshland lands does the city own---Keener asked. Diagram handed in showing what city owes---100 meters beyond health centre. Freshwater area that is very shallow. Two other resource areas on line---across street saltmarsh. Elevation 11 land sub to Coastal Storm Flowage. Drains to Neponset River. Will be using erosion controls. Questions? Motion? Jim Iorio and seconded by Jeff Graeber NEG. DET.

318 Sea Street RDA filed by: Eammon Rush. Rep. By: Steve DesRoche. Applicant wishes to demo existing enclosed rear porch and erect a new 17' x 24' addition for a new master suite. Bordering Land Subject to Flooding. 24 ft. addition total add 16ft on to existing 8ft. porch at back of house. Steve is sending out the land surveyors to locate the 17 contour to bring building up to that point---not beyond. It will be outside flood zone. New plan submitted it will be the same or less impact---24 ft. or less. Mr. Keener said probably okay. Any questions? Motion? Jeff Graeber act does not apply providing it is above the 17 ft elevation. Seconded by Maureen Glynn. NEG.DET.

597 Sea Street NOI filed by: Mike Grehan. Rep by: Steve DesRoche . Applicant wishes to raze existing residential structure, remove unsuitable material and replace with stone. Construct new residential structure with associated paving for driveway. Flood zone/Land Subject to Coastal Storm Flowage.

Des Roche many months ago for RDA and now we realize we should have gotten an O.O.C. Margaret LaForest, Ward 1 Councillor, asked the Con Com to issue a fine to Mr. Greghan for bringing in fill from another site and not using hay bales. She thanked the neighbours for letting us know about the problem. This house received storm damage. Mr. Keener explained that this board issues fines when someone doesn't do what they are told. This gentleman did what he was told and tried to correct it. When we have a complaint we usually close the job down. We did that. Margaret went on to say how frustrating it is. Mr. Keener and Maureen Glynn said we correct problem as fast as we can. Glynn: 10 yrs on board we know which builders are pulling in front of us. Michael is not a jerk builder. Mr. Duca make comment that he will be issuing a 500 fine--- building fine. Ms. LaForest asked what was considered fill. Steve DesRoche said they took out ten truck loads of soil and replaced it with broken stone. Mr. Duca said leave it alone and not to remove any more fill. Jean McGuire has flooding concern and soil issue. Some stuff removed. Con Com advised her that when someone comes in front of us they have to make things better. Gravel crushed stone used for fill ---holds better than grass. John Austin Sea Street---he never had a notice of intent. He went on to say that someone added screening on ground. Con Com advised that is erosion control. No added fill doesn't mean that we cannot add and remove fill. What is now is different new foundation and filing for a Order of Conditions. Now foundation will have to go on piles because of lousy soil. That change was make. Ausin 605 Sea Street said terrible flooding in past. We want it done right.

Motion?Maureen Glynn and seconded by Jim Iorio GRANTED

Furnace Brook open Channel Maintenance Project RDA filed by: City of Quincy. Work includes channel maintenance activities limited to hand removal of debris in the channel and vegetation growing through walls/embankments. Three areas of Furnace Brook 1) between Hudson St. & Miles Dr. 2) Between Cross St & Quarry St. 3) Between Bunker Hill Lane & Larry St. Riverfront area, Land under Water, Bordering Land Subject to Flooding. Mark Maginella with LEC. He states no heavy equipment will be used, taking out rocks and things by hand that is stopping flow. Frances Gaughan states he would some sort of time line on this. Act allows three years. Issue order 21 days and after that they can start work. John Rizzie, 1493 FBP roots blocking brook now in his back yard. How will you remove roots---only what can be done by hand no equipment ----“not much good” Dave White from Woodward and Curran—more extensive work later on. Goal now is to make improvements to flow without impacting resource area. Con Com asked if public works will be doing work. No independent contractor. Clean up afterwards. Joyce Haden---215 Adam Street asked will neighbours be notified and if there will be any bond in case of any damage done. We will be mostly using public ways. If need be we will work that out. Richard Joyce material only done by hand, any part historical? What do you intend to do if blocks falls from wall it will be put back. We will not be moving any blocks off site. When are you going take stones out---Gaughan? Any control to what stones can be taken out---not remove stones from site. No heavy equipment. Motion? Jeff Graber and seconded by Steven Striffler. GRANTED

20 Schooner Lane NOI filed by: Robert & Karen Kennedy. Buffer Zone/Flood Zone Rep. by: Robert Kennedy to replace existing unattached patio 8' x 10' with new 16' x 10' detached patio. The deck will sit on gravel. No further towards the marsh.

Maureen Glynn suggested that we have many more coming in from harbourside. If the board would consider one RDA for all the properties. Keener said that this is not a big deal---it may be an RDA. If the commission of filing one permit/flat fee. Do something that the condo association would be comfortable with this. Duca asked if the Con Com was okay with it he would work it out with the condo assoc. Any Questions? Motion? Jim Iorio and seconded by Jeff Graeber GRANTED Motion to adjourn meeting

All in favor.